

MINUTES
PLANNING COMMISSION
FEBRUARY 12, 2013 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Kane, Munn, Pritchard, Steinfeld, Sherrard
Alternate members present: Zod
Absent: Fitzgerald
Staff present: Davis, Glemboski, Trask

Chairman Sherrard called the meeting to order at 7:00 p.m.

He noted that Commissioner Kane has been appointed a regular voting member by the Town Council and that Commissioner Fitzgerald has been reappointed.

II. APPROVAL OF THE MINUTES OF meeting of January 8, 2013.

MOTION: To approve the minutes of January 8, 2013 as amended.

Motion made by Steinfeld, seconded by Munn. Motion passed unanimously.

III. PUBLIC COMMUNICATIONS

Commissioner Steinfeld commended the Department of Public Works on their efforts during the most recent snow storm.

MOTION: To add an item under New Business, 2c) Referral by Noank Zoning Commission of Proposed Regulation.

Motion made by Sherrard, seconded by Pritchard. Motion passed unanimously.

IV. SUBDIVISIONS - none

V. SITE PLANS

1. Wal-Mart, 150 Gold Star Highway – Request for extension

Attorney John Knuff, representing the applicant, addressed the Commission requesting a one year extension to commence construction.

MOTION: To grant a one year extension for start of construction to May 24, 2014 for Wal-Mart, 150 Gold Star Highway.

Motion made by Pritchard, seconded by Kane. Motion passed unanimously.

VI. OLD BUSINESS

1. Subdivision Regulation Amendments - none
2. Plan of Conservation and Development Update

Staff noted that the Steering Committee will meet on February 21, 2013, and briefly discussed the webpage and the May 15, 2013 community meeting.

VII. NEW BUSINESS

1. Report of Commission

Chairman Sherrard noted that the CT Bar Association will host a training workshop on Connecticut Municipal Law for Land Use Commissions on March 16, 2013. He invited all Commissioners to attend.

2. Zoning Commission referral for March 6, 2013 Public Hearing

a. SPEC331, Elm Grove Cemetery, 0 Welles Road

Staff explained this application to the Commission and the status of site compliance. The Commission had no comment.

b. SPEC333, Pizzetta, 7 Water Street

Staff explained this application. The Commission and Staff discussed parking, hours of operation and noise levels. The Commission had no comment.

c. Referral by Noank Zoning Commission of Proposed Regulation

Staff discussed this zoning regulation amendment. The Commission had no comment.

3. New Applications - none

VIII. REPORT OF CHAIRMAN

Chairman Sherrard and Staff discussed the Central Hall electrical easements and the need for final modified plan approval.

Chairman Sherrard noted that the Regional Planning Commission will hold their annual meeting in March or April, which has been postponed twice due to weather.

The Commission and Staff discussed the Chelsea Groton Bank, 1250 Gold Star Highway, application with staff noting that this has been withdrawn.

IX. REPORT OF STAFF

Staff noted tonight's handout on the State's proposed Wind Energy Regulations.

The new FEMA Flood Regulations will be effective in August, therefore the Zoning Regulations will need to be amended before that date.

Staff handed out the CFPZA invitation and asked for a response by March 1, 2013.

X. ADJOURNMENT

Motion to adjourn at 7:45 p.m. made by Steinfeld, seconded by Pritchard, so voted unanimously.

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Katie Trask
Office Assistant II